



City of Annapolis

Department of Planning & Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2535

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HPC Certificate of Approval Revision Submittal Form

This form must accompany all submittals of revised plans.
You are required to submit three copies of the revised plans.

Job location address _____

Submitted by _____ Date _____

Phone(s) _____ Email address _____

Attachments are: (please select one)

Revisions to an HPC application currently being reviewed _____

Supplemental plans, specifications, photos, etc. for a HPC application currently being reviewed _____

Plan set date _____

Revisions to a Certificate of Approval already issued: COA # _____ Issue date _____

No Change _____

Describe changes noted from original submission. Unless all pages have been revised, include page numbers containing revisions. Drawing changes should be "bubbled," highlighted or indicated in some way.

Total cost of changes submitted under this revision _____

Revisions requested by _____

Revisions requested by City:

Department _____ Employee signature _____

Printed Name _____ Date _____

110 COMPROMISE STREET

110 Compromise Street

Annapolis, Maryland

Project # 15-10

HPC Application Drawings

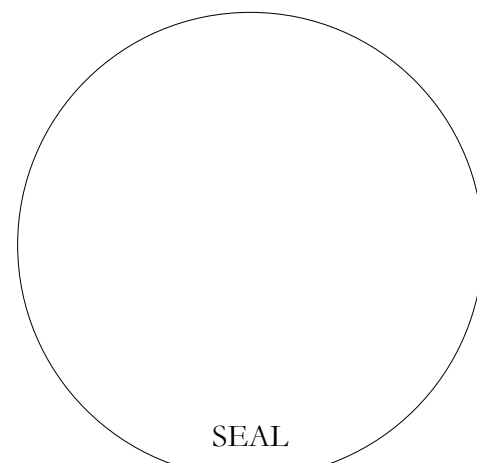
Proposed Revisions to Certificate of Approval HPC 2016-027

April 21, 2017



SPA CREEK ELEVATION

SUBMITTAL	DATE
HPC SUBMITTAL	4/21/17



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SYMBOLS

	CONCRETE MASONRY UNIT
	CONCRETE
	GRAVEL, WASHED STONE
	EARTH
	PLYWOOD
	ROUGH LUMBER
	FINISH LUMBER
	STONE
	GYPSUM WALLBOARD
	RIGID INSULATION
	BATT INSULATION
	STEEL
	BRICK
	BUILDING SECTION
	WALL SECTION
	DETAIL
	INTERIOR ELEVATION
	DOOR SYMBOL
	WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY.	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNER:
110 Compromise Street Operator, LLC.
1716 Severn Forest Drive
Annapolis, MD 21401

SITE INFORMATION:
110 Compromise Street
Annapolis MD 21401
Tax ID# 0600001565300
Tax Map 052A, Grid 0020, Parcel 1247
Anne Arundel County, Maryland
ZONING: WMC
CRITICAL AREA: IDA, BEA
LOT SIZE: 27,775 s.f.

ASSOCIATED PERMITS & APPROVALS:
Site Design Plan: SDP2016-014
HPC Certificate: HPC2016-027
Demolition: DEM 16-0028

PROJECT DESCRIPTION:
Previously approved scope of work includes renovations and additions to an existing 11,000 s.f. commercial building including a 1,190 s.f. second floor addition, 890 s.f. covered deck, and 3,512 s.f. rooftop deck(s) as shown in the drawings, and in accordance with SDP2016-014, HPC 2016-027, and BLD16-0289. This application seeks to modify the previously approved scope as follows: 1. To expand/extend the second floor by an additional 2,508 s.f., 2. To expand the roof top pergola/deck adjacent to the addition by 235 s.f., and 3. Convert the covered terrace to a walkable deck.

Gross Building Area: 12,190 s.f. (previously approved)
Existing First Floor: 11,000 s.f. (previously approved)
Second Floor Addition: 1,190 s.f. (previously approved)
Proposed Second Floor Addition: 2,508 s.f. (proposed addition)

Proposed Gross Building Area: 14,698 s.f.

Rooftop Deck(s): 3,512 s.f. (previously approved)
Proposed Rooftop, Pergola, Deck Addition: 235 s.f.
Proposed Walkable Deck Addition: 637 s.f.

Proposed Rooftop Deck: 4,384 s.f.

CONSULTANTS

ARCHITECT
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Steve@WatkinsPartnership.com

M.E.P. ENGINEER
Consolidated Engineering, LLC.
3014 Mitchellville Road
Bowie, MD 20716
(301) 218-2030
consolidated@ceng.us

DRAWING LIST

CS	Cover Sheet
Current Approved HPC & Permit Drawings	
A1.1	Main Floor Plan
A1.2	Upper Floor and Roof Deck Plan
A1.3	Roof Plan
A2.0	Elevation Drawings
A2.1	Elevation Drawings
Proposed Additions for Approval	
1 of 1	Site Plan
A1.1	Main Floor Plan
A1.2	Upper Floor and Roof Deck Plan
A1.3	Roof Plan
A2.0	Elevation Drawings
A2.1	Elevation Drawings
TR-1	Trash Enclosure Plans & Elevations
SV1.0	Street Views

Renovations & Additions
to
110 Compromise Street

Annapolis, Maryland

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ISSUE DATE	4/21/17
SCALE	AS NOTED
PROJECT NO.	15-10

COVER SHEET

CS

FLOOD PLAIN GENERAL NOTES

1. As per the flood insurance rate map, this project is located in zone AE with a Base flood elevation (BFE) of +5.0' above mean sea level.
2. All construction below elevation +8.0' (lower than 3'-0" above BFE) shall meet FEMA flood resistant construction requirements.
3. Flood vents shall be provided as required by FEMA. See "FLOOD VENT CALCULATIONS" for more information and A1.1, A2.0, and A2.1 for locations.

FLOODPLAIN ELECTRICAL NOTES:

1. The minimum mounting height of the electrical service equipment or electrical panels shall be +8.0' (min. three feet above the base flood elevation) to the live parts of the equipment.
2. The minimum mounting height of all permanent electrical outlets, switches, receptacles, motors, transformers, or electrical equipment other than electrical distribution panels or electrical service equipment shall be elevation +7.0' (min. two feet above the base flood elevation)

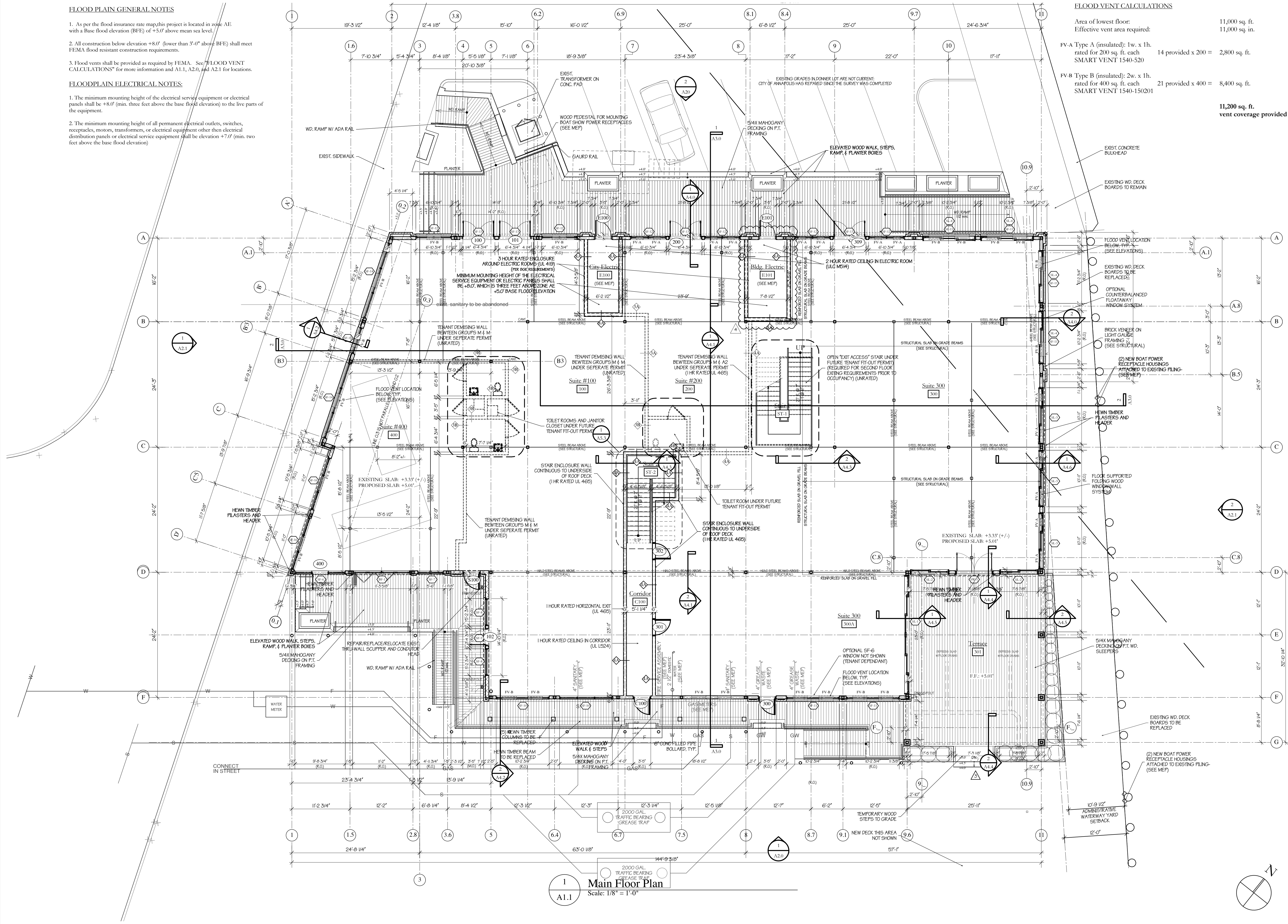
FLOOD VENT CALCULATIONS

Area of lowest floor: 11,000 sq. ft.
Effective vent area required: 11,000 sq. in.

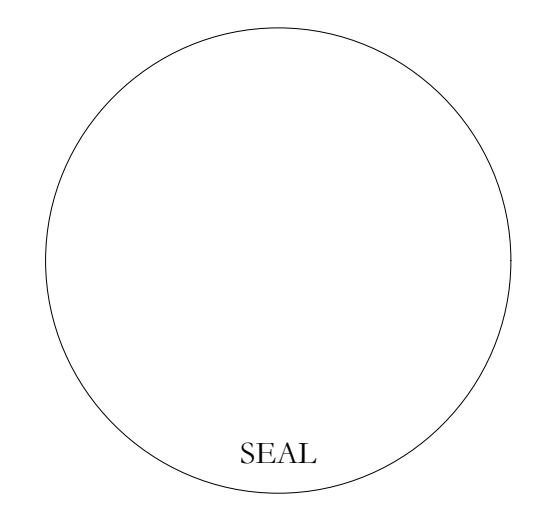
FV-A Type A (insulated): 1w. x 1h.
rated for 200 sq. ft. each
SMART VENT 1540-520 14 provided x 200 = 2,800 sq. ft.

FV-B Type B (insulated): 2w. x 1h.
rated for 400 sq. ft. each
SMART VENT 1540-150201 21 provided x 400 = 8,400 sq. ft.

11,200 sq. ft.
vent coverage provided



SUBMITTAL	DATE
CORE/SHELL PERMIT	6/1/16
CORE/SHELL PERMIT REVISION	7/22/16
CORE/SHELL REVISION #2	12/1/16
CORE/SHELL REVISION #3	1/12/17
CORE/SHELL REVISION #4	3/20/17



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ISSUE DATE	6/1/16
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Main Floor
Plan

A1.1



SEAL

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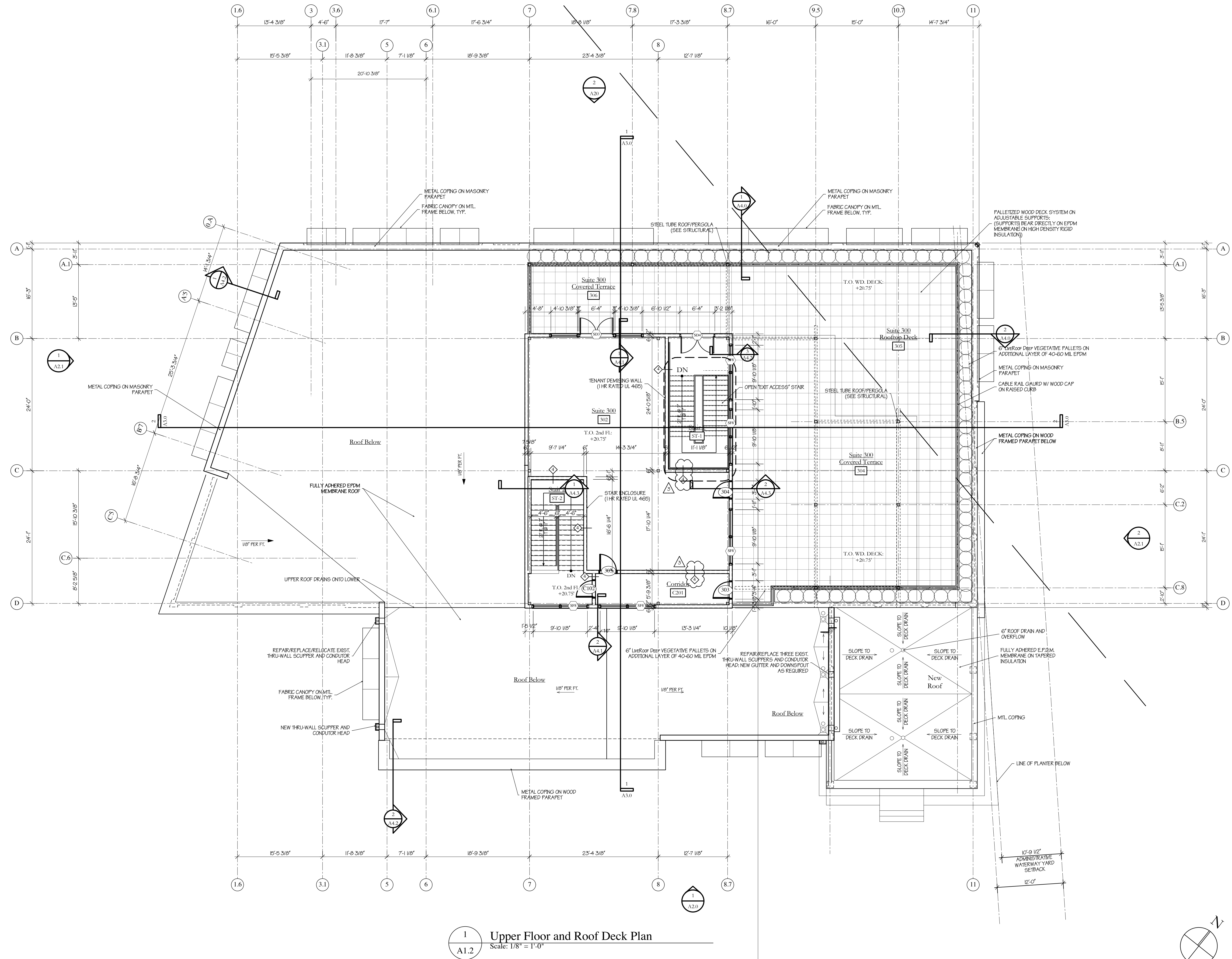
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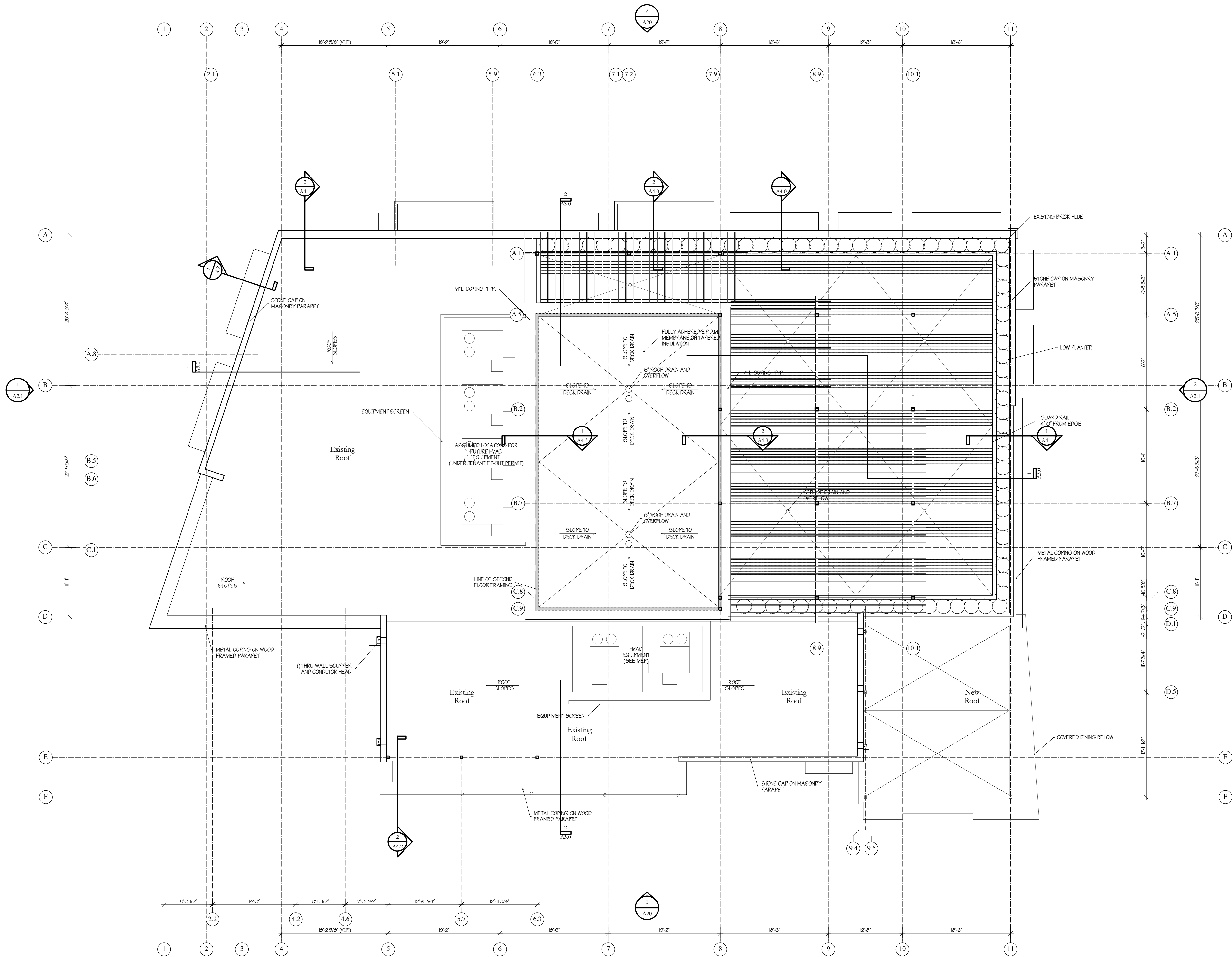
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ISSUE DATE	6/1/16
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PROJECT NO.	15-10

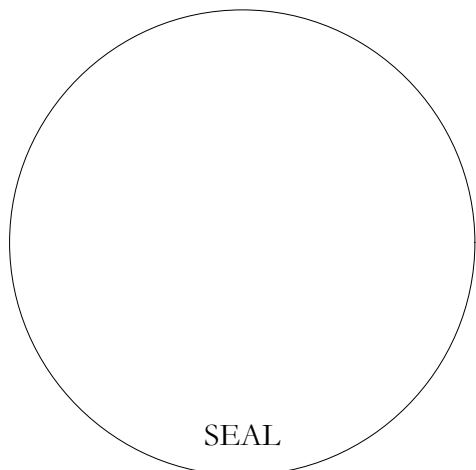
A1.2





1
A1.3
Roof Plan
Scale: 1/8" = 1'-0"

SUBMITTAL	DATE
CORE/SHELL PERMIT	6/1/16



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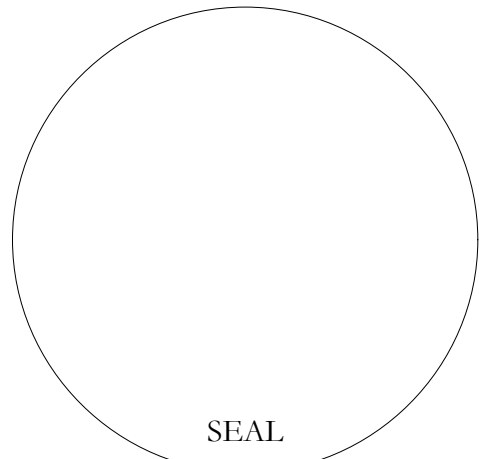
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ISSUE DATE	6/1/16
SCALE	
PROJECT NO.	15-10

Roof Plan

A1.3

SUBMITTAL	DATE
CORE/SHELL PERMIT	6/1/16
CORE/SHELL PERMIT REVISION	7/22/16
CORE/SHELL REVISION #2	12/1/16
CORE/SHELL REVISION #3	1/12/17



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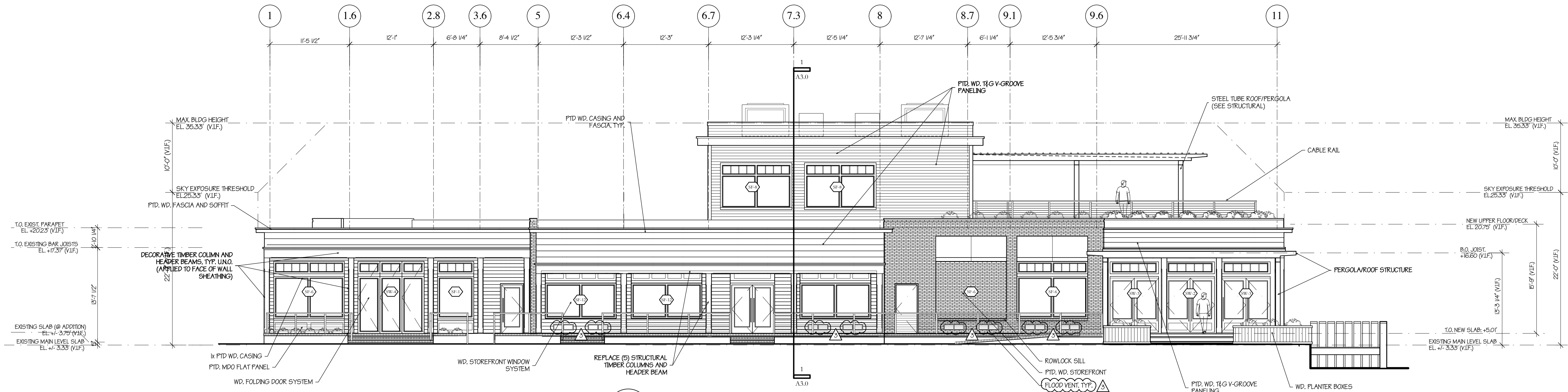
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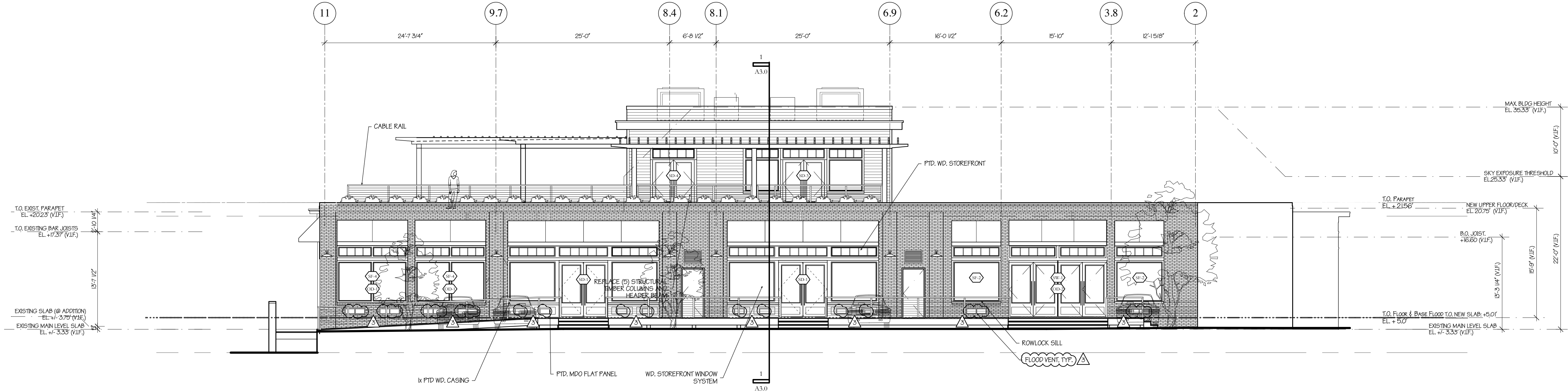
ISSUE DATE	6/1/16
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Elevation
Drawings

A2.0



1 Southwest Elevation - Newman Street
Scale: 1/8" = 1'-0"



2 Northwest Elevation - Donner Lot
Scale: 1/8" = 1'-0"

FLOOD PLAIN GENERAL NOTES

- As per the flood insurance rate map, this project is located in zone AE with a Base flood elevation (BFE) of +5.0' above mean sea level.
- All construction below elevation +8.0' (lower than 3'-0" above BFE) shall meet FEMA flood resistant construction requirements.
- Flood vents shall be provided as required by FEMA. See "FLOOD VENT CALCULATIONS" for more information and A1.1, A2.0, and A2.1 for locations.

FLOODPLAIN ELECTRICAL NOTES:

- The minimum mounting height of the electrical service equipment or electrical panels shall be +8.0' (min. three feet above the base flood elevation) to the live parts of the equipment.
- The minimum mounting height of all permanent electrical outlets, switches, receptacles, motors, transformers, or electrical equipment other than electrical distribution panels or electrical service equipment shall be elevation +7.0' (min. two feet above the base flood elevation).

FLOOD VENT CALCULATIONS

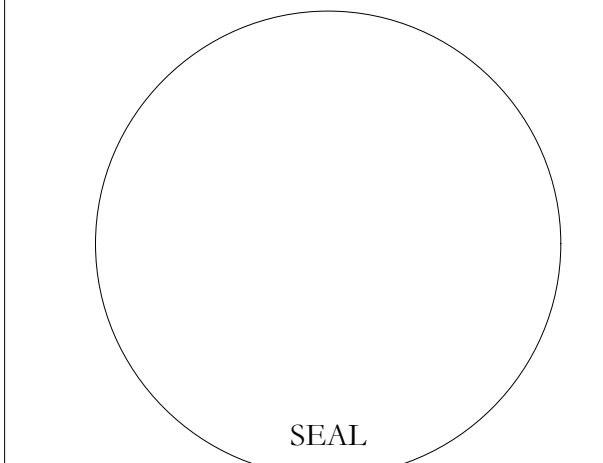
Area of lowest floor: 11,000 sq. ft.
Effective vent area required: 11,000 sq. in.

Type A (insulated): 1w. x 1h.
rated for 200 sq. ft. each 14 provided x 200 = 2,800 sq. ft.
SMART VENT 1540-520

Type B (insulated): 2w. x 1h.
rated for 400 sq. ft. each 21 provided x 400 = 8,400 sq. ft.
SMART VENT 1540-150201

11,200 sq. ft.
vent coverage provided

SUBMITTAL	DATE
CORE/SHELL PERMIT	6/1/16
CORE/SHELL PERMIT REVISION	7/22/16
CORE/SHELL REVISION #2	12/1/16
CORE/SHELL REVISION #3	1/12/17



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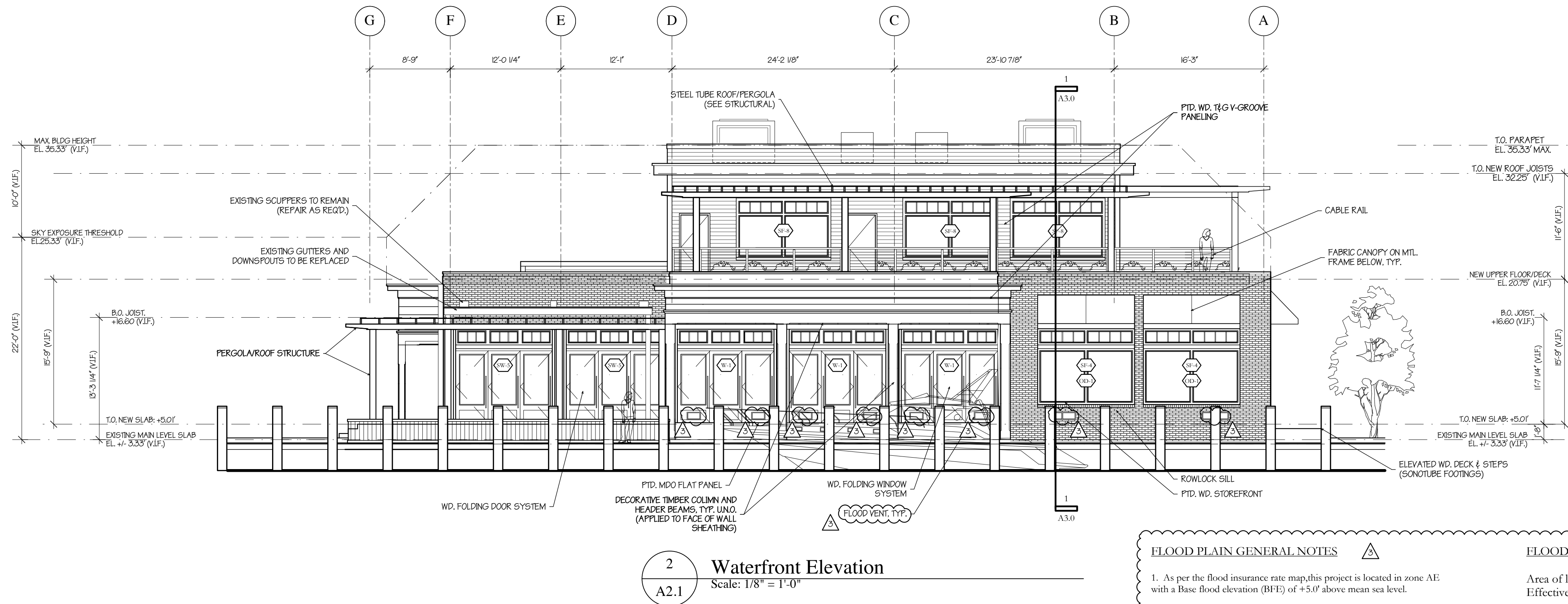
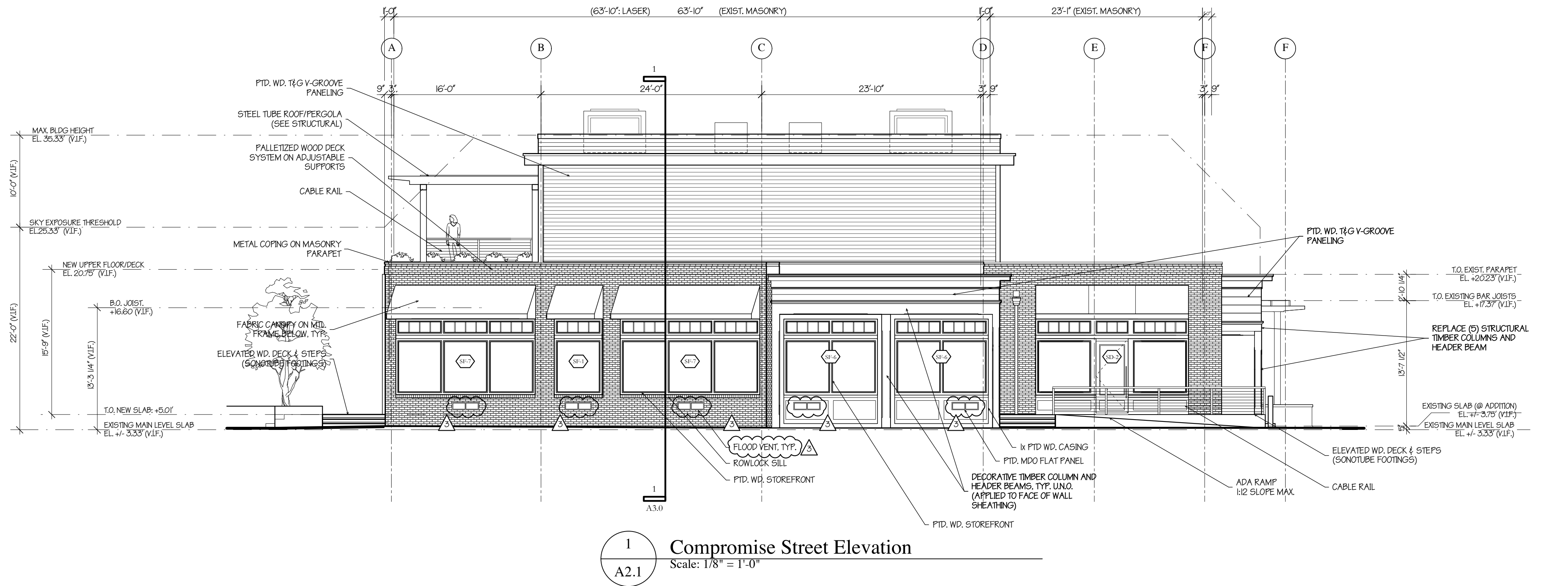
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ISSUE DATE	6/1/16
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Elevation
Drawings

A2.1



FLOOD PLAIN GENERAL NOTES		FLOOD VENT CALCULATIONS	
1. As per the flood insurance rate map, this project is located in zone AE with a Base flood elevation (BFE) of +5.0' above mean sea level.		Area of lowest floor:	11,000 sq. ft.
2. All construction below elevation +8.0' (lower than 3'-0" above BFE) shall meet FEMA flood resistant construction requirements.		Effective vent area required:	11,000 sq. in.
3. Flood vents shall be provided as required by FEMA. See "FLOOD VENT CALCULATIONS" for more information and A1.1, A2.0, and A2.1 for locations.		Type A (insulated): 1w. x 1h. rated for 200 sq. ft. each SMART VENT 1540-520	14 provided x 200 = 2,800 sq. ft.
FLOODPLAIN ELECTRICAL NOTES:		Type B (insulated): 2w. x 1h. rated for 400 sq. ft. each SMART VENT 1540-150201	21 provided x 400 = 8,400 sq. ft.
1. The minimum mounting height of the electrical service equipment or electrical panels shall be +8.0' (min. three feet above the base flood elevation) to the live parts of the equipment.			
2. The minimum mounting height of all permanent electrical outlets, switches, receptacles, motors, transformers, or electrical equipment other than electrical distribution panels or electrical service equipment shall be elevation +7.0' (min. two feet above the base flood elevation)			
			11,200 sq. ft. vent coverage provided

PLOTTED: Apr 21, 2017 - 9:34am



Sheet No.	PROPOSED SITE PLAN
	BUILDING AND SITE MODIFICATION PLAN

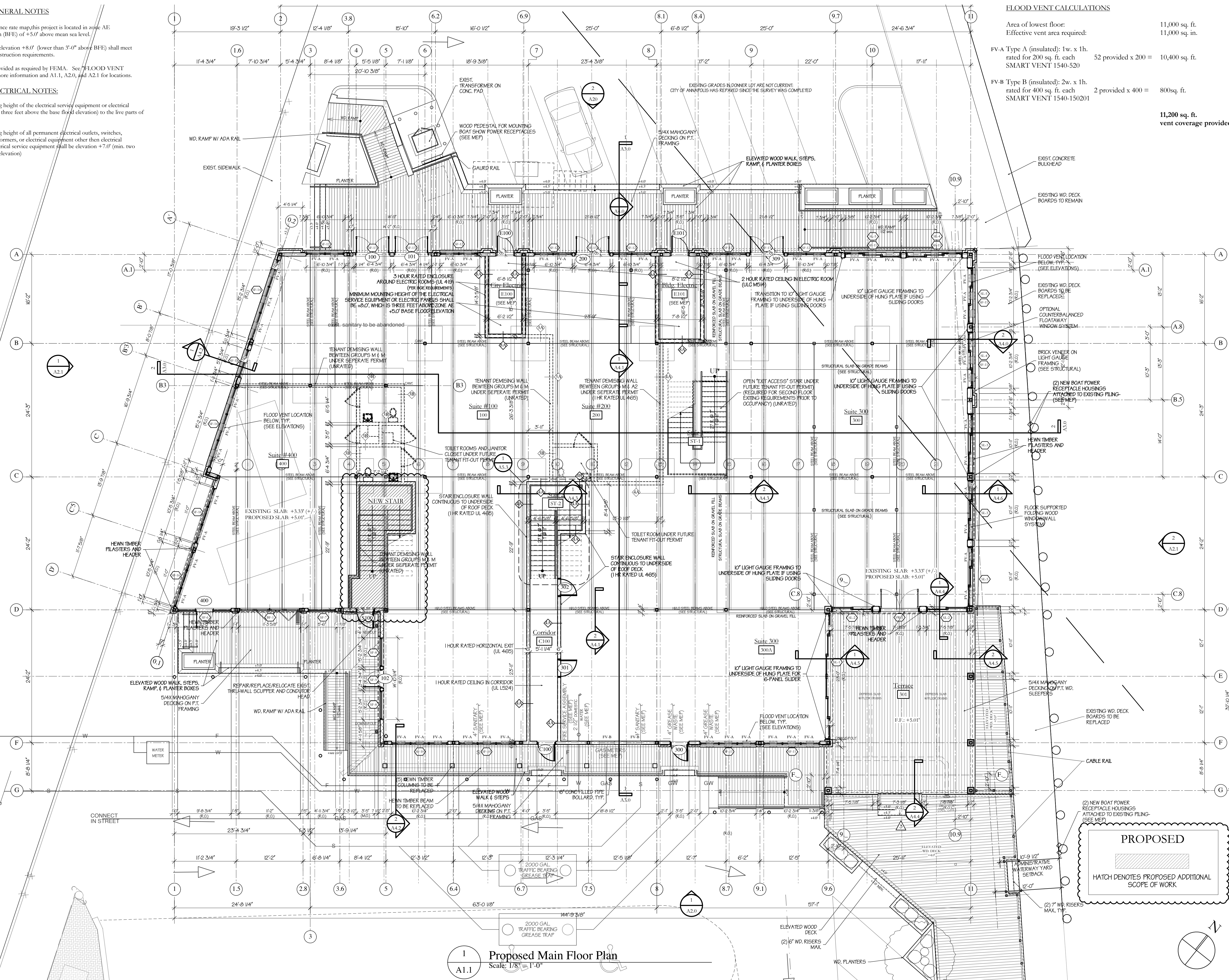
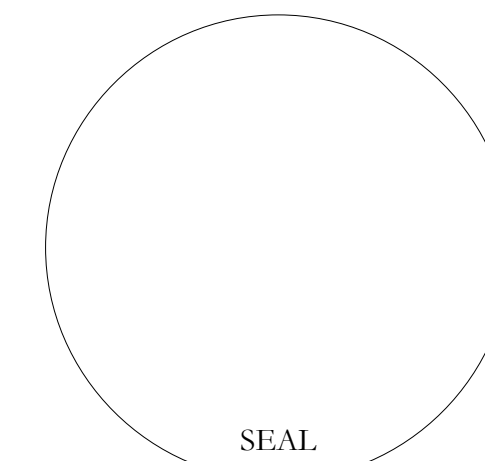
X MAP 52A, GRID 20, PARCEL 1247
ANNAPOLIS, MARYLAND 21401

Cadd File : F:\15-5227 Fawcetts Bruno\Drawing Files\APRIL2017\15-5227 BASE.dwg

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Area of lowest floor:	11,000 sq. ft.
Effective vent area required:	11,000 sq. in.
FV-A Type A (insulated): 1w. x 1h. rated for 200 sq. ft. each SMART VENT 1540-520	52 provided x 200 = 10,400 sq. ft.
FV-B Type B (insulated): 2w. x 1h. rated for 400 sq. ft. each SMART VENT 1540-150201	2 provided x 400 = 800sq. ft.
	11,200 sq. ft. vent coverage provided

[illegible]

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August 29, 2018.

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Annapolis, Maryland

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ISSUE DATE	4/2/17
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Proposed Main Floor Plan

A1.1

SEAL

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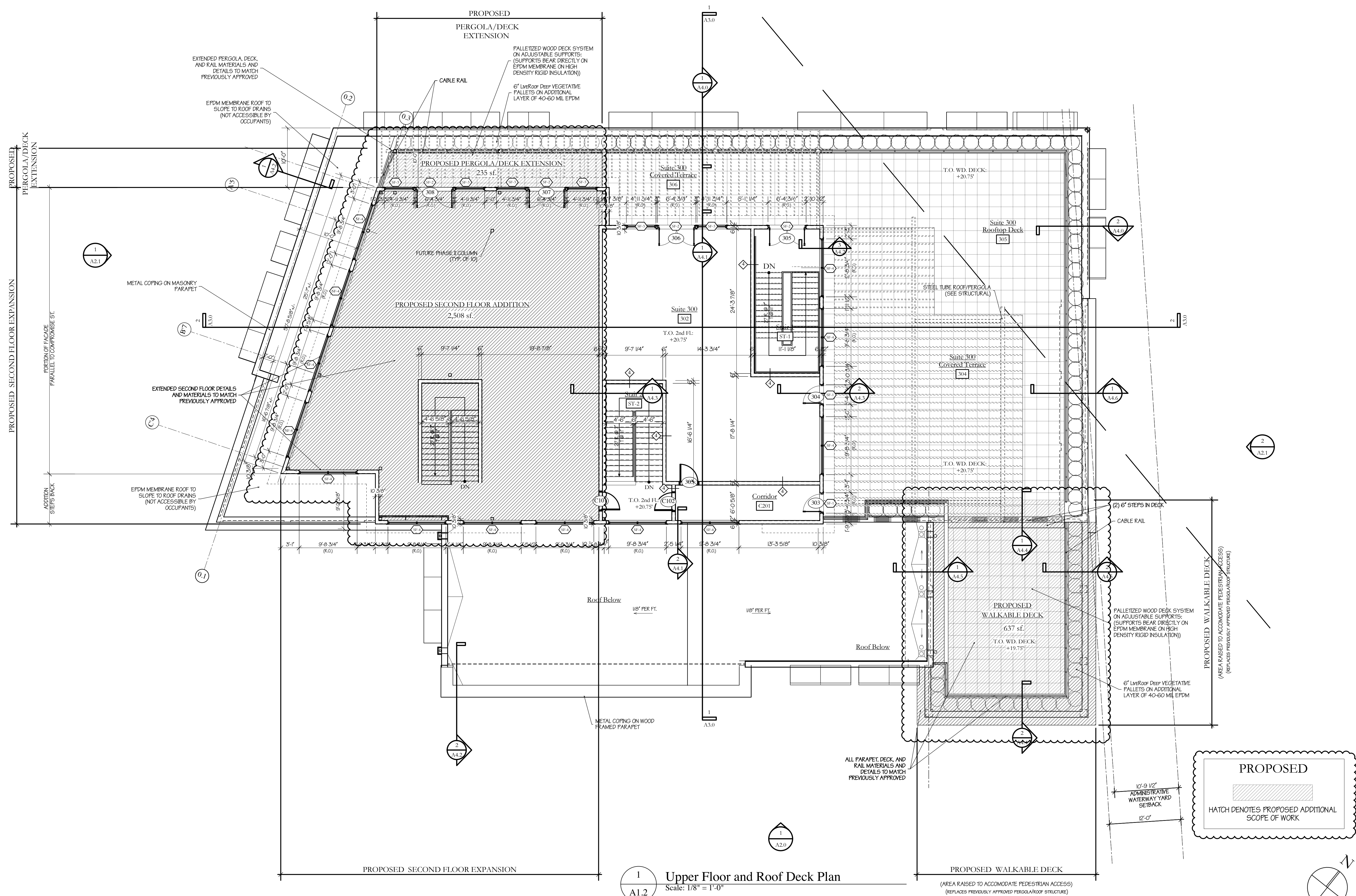
Renovations & Additions
to
110 Compromise Street

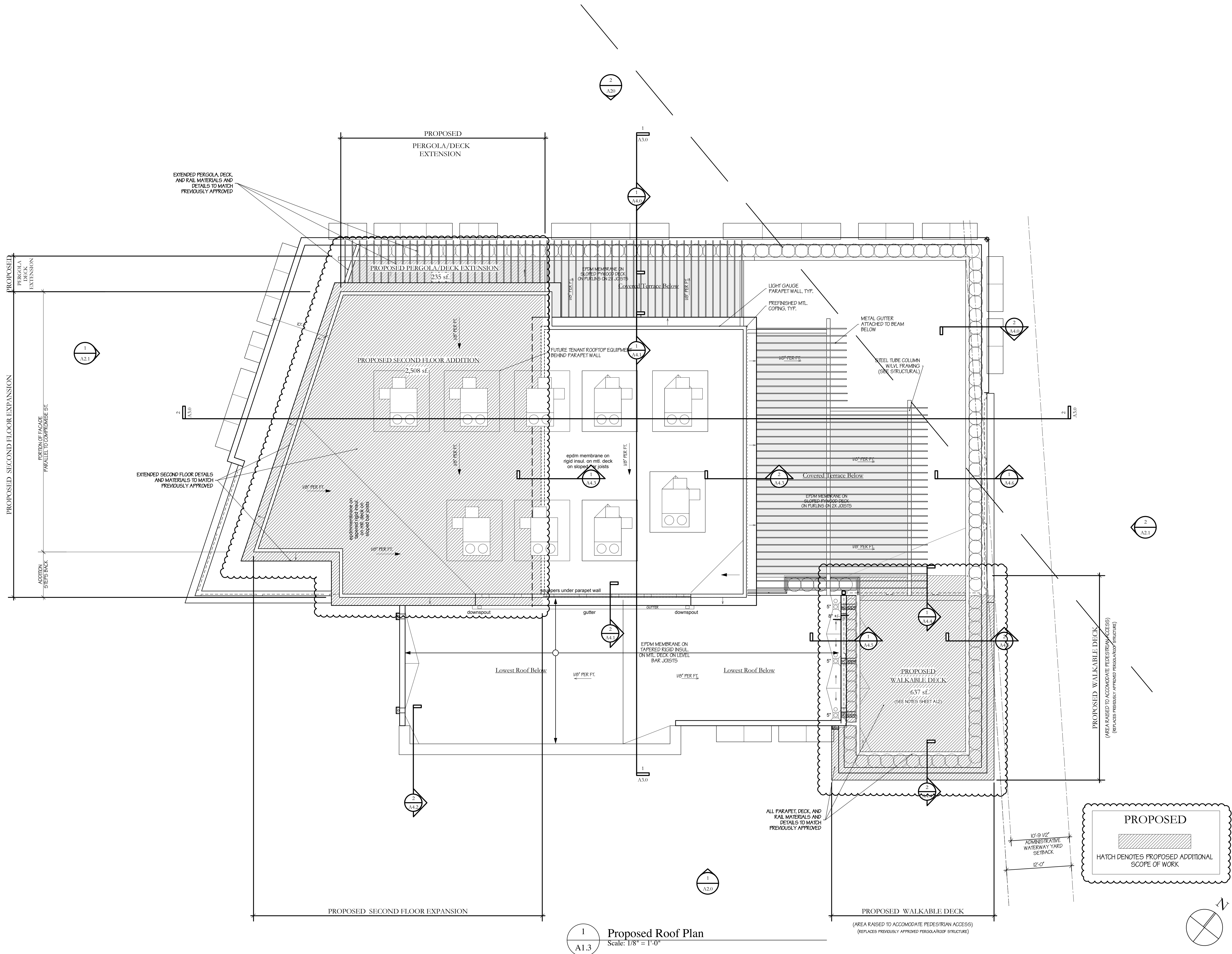
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ISSUE DATE	4/21/17
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Proposed Upper Floor and Roof Deck Plan

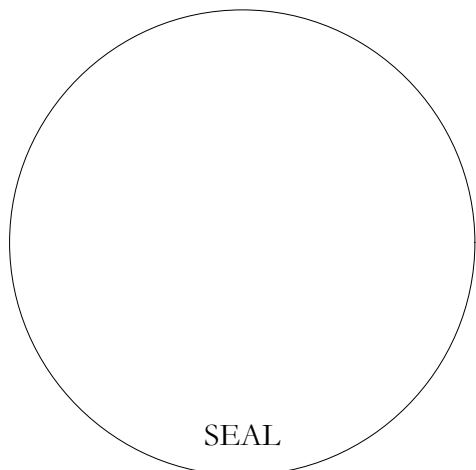
A1.2





Proposed Roof Plan
Scale: 1/8" = 1'-0"

SUBMITTAL	DATE
HPC SUBMITTAL	4/21/17



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Annapolis, Maryland

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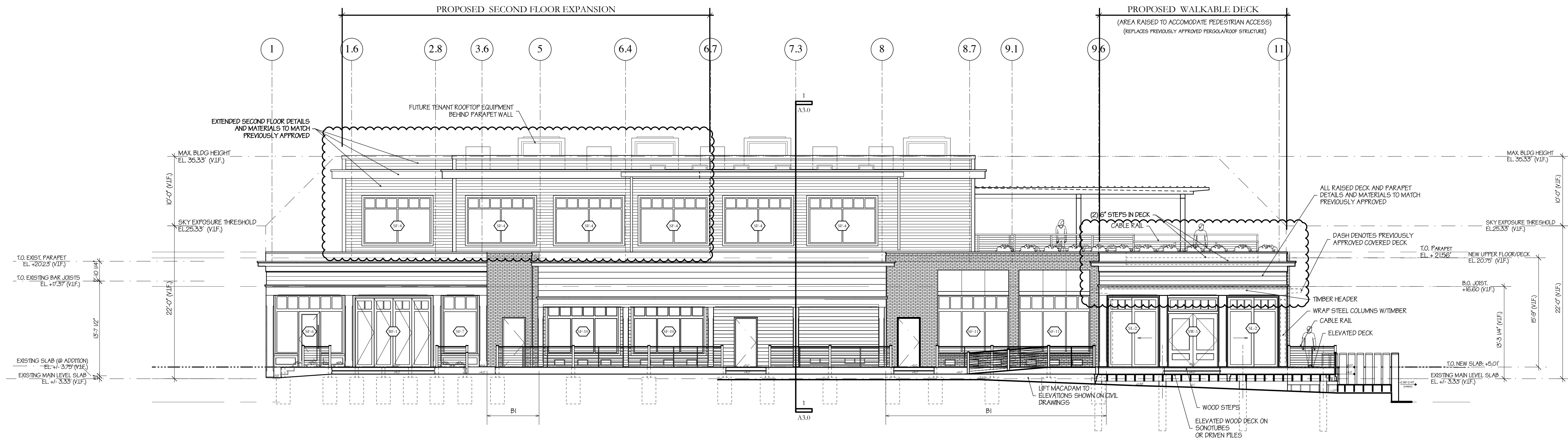
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PROJECT NO.	15-10

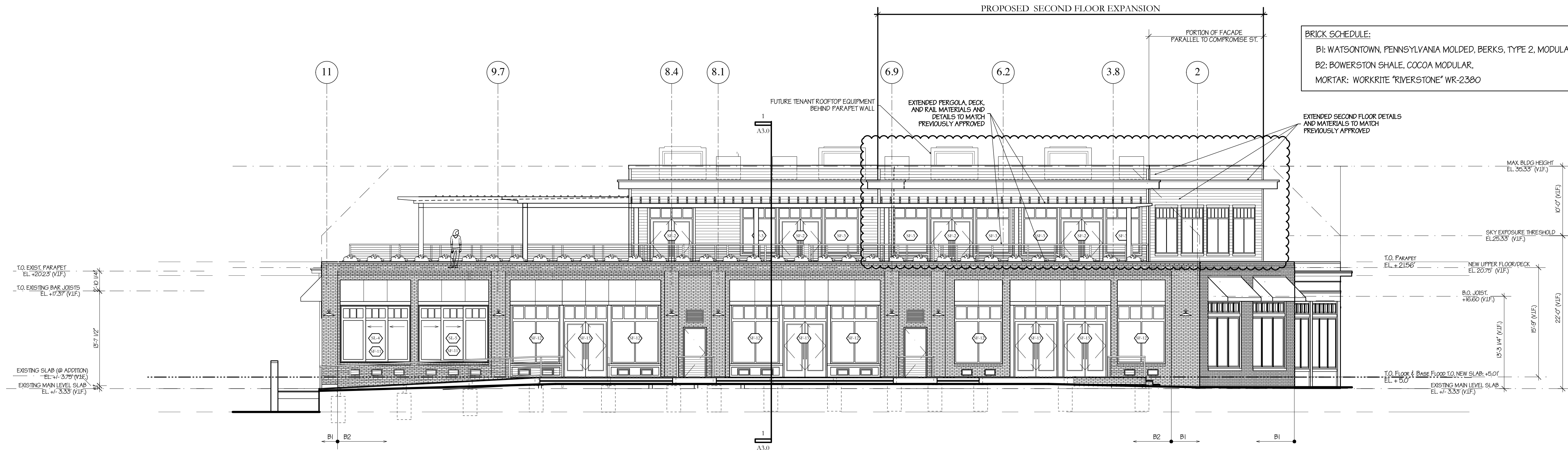
Proposed
Roof Plan

A1.3



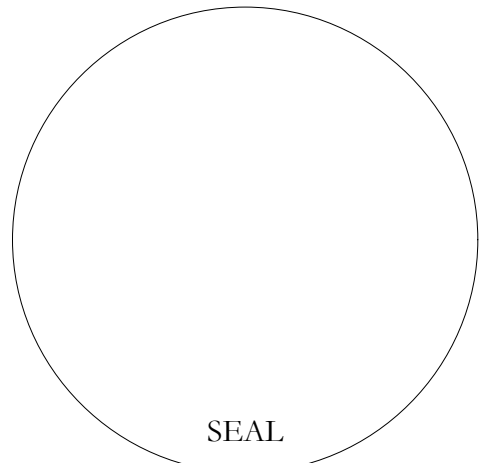
1 Southwest Elevation - Newman Street
Scale: 1/8" = 1'-0"

PROPOSED ADDITIONAL
SCOPE OF WORK BUBBLED



2 Northwest Elevation - Donner Lot
Scale: 1/8" = 1'-0"

SUBMITTAL	DATE
HPC PHASE II	4/21/17



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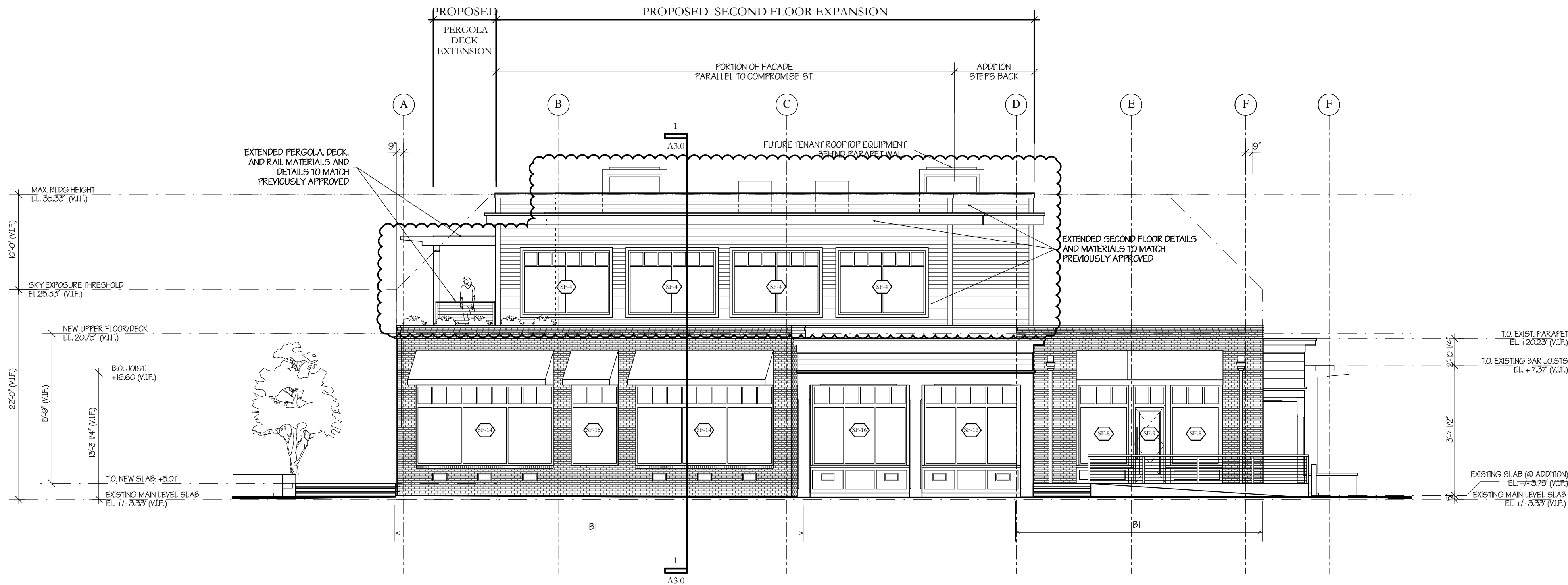
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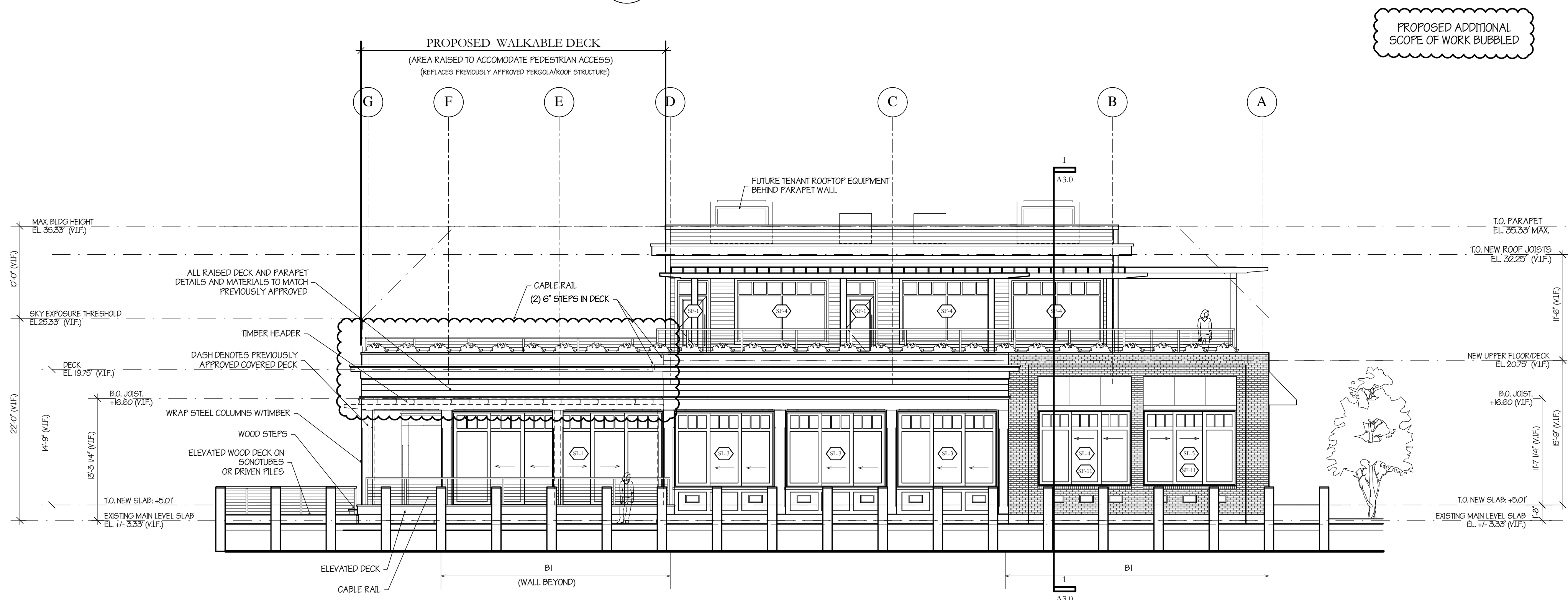
ISSUE DATE	4/21/17
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Proposed Elevation
Drawings

A2.0

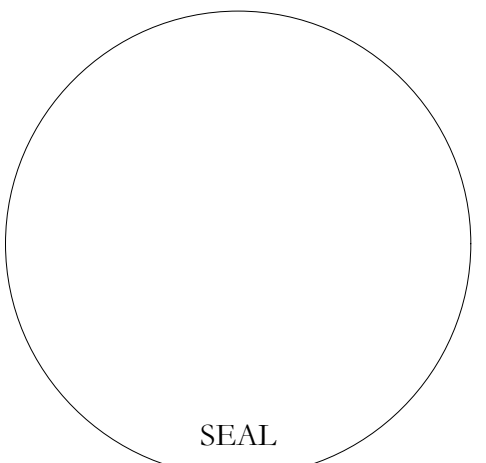


1
A2.1
Compromise Street Elevation
Scale: 1/8" = 1'-0"



2
A2.1
Waterfront Elevation
Scale: 1/8" = 1'-0"

SUBMITTAL	DATE
HPC PHASE II	4/21/17



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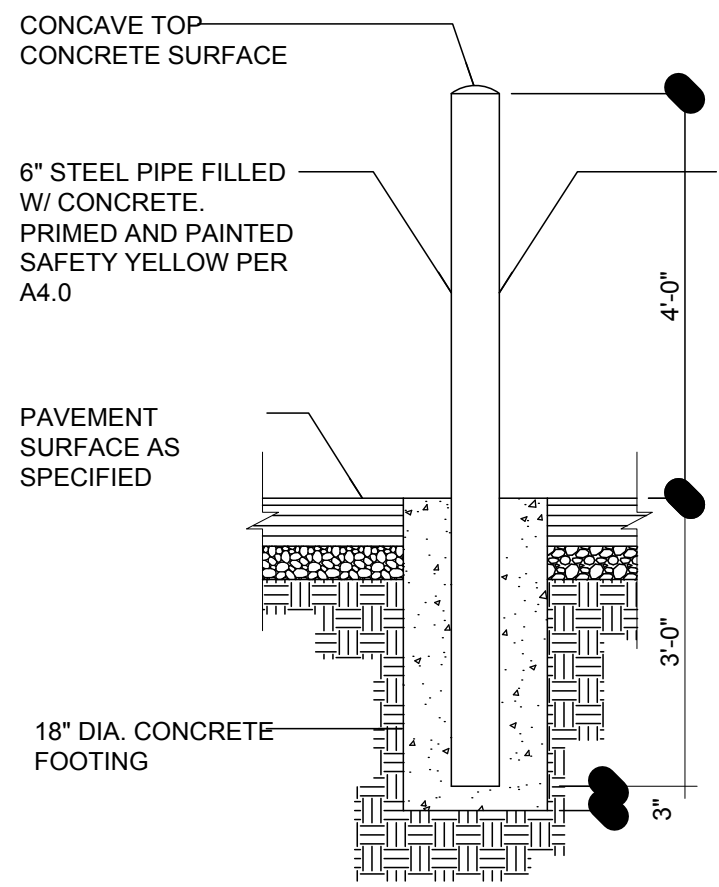
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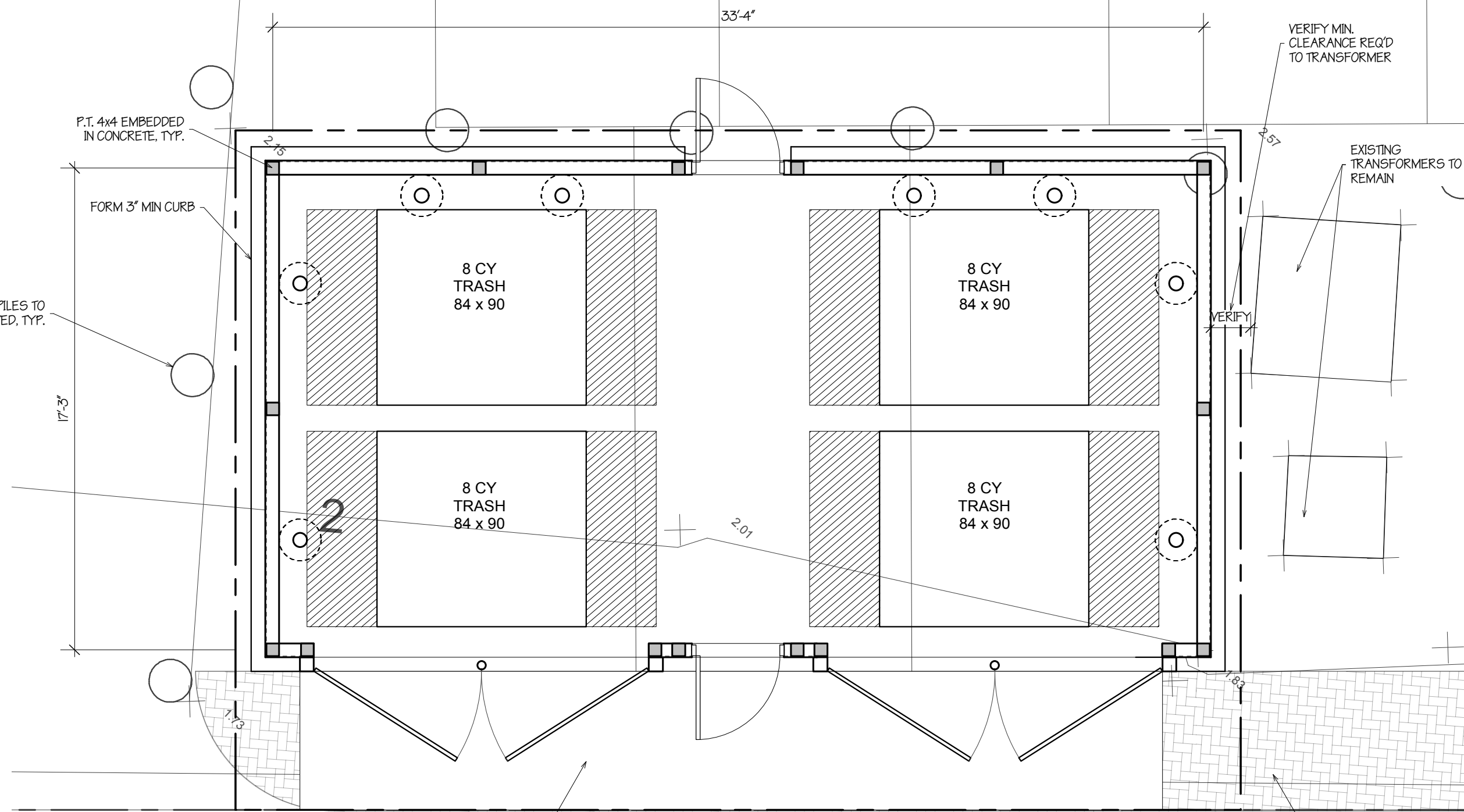
ISSUE DATE	4/21/17
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Proposed Elevation
Drawings

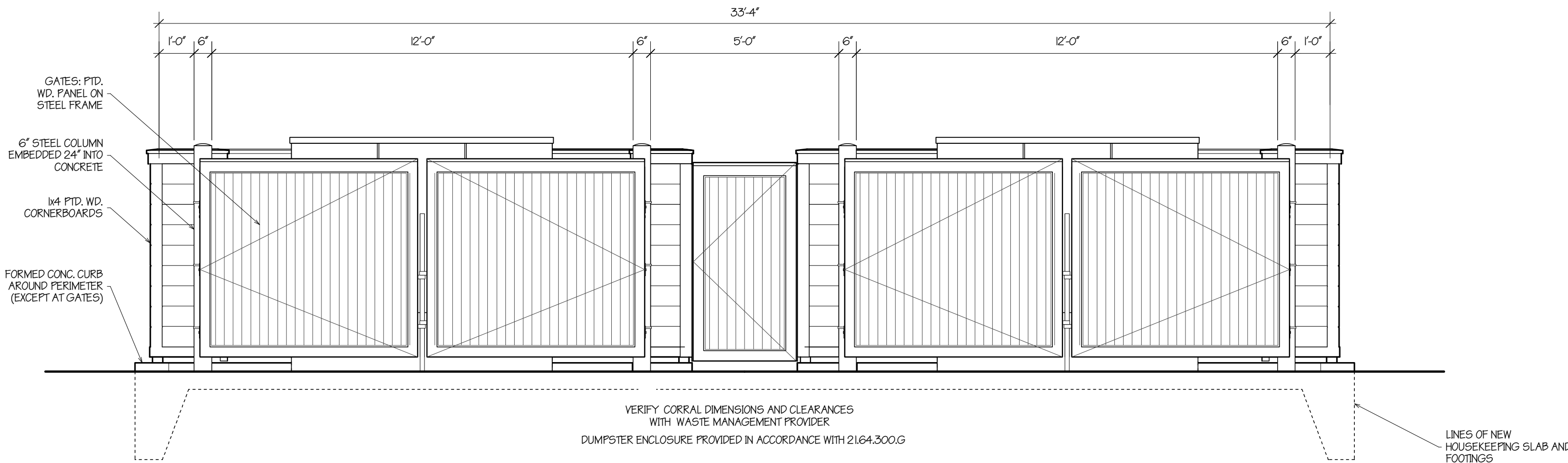
A2.1



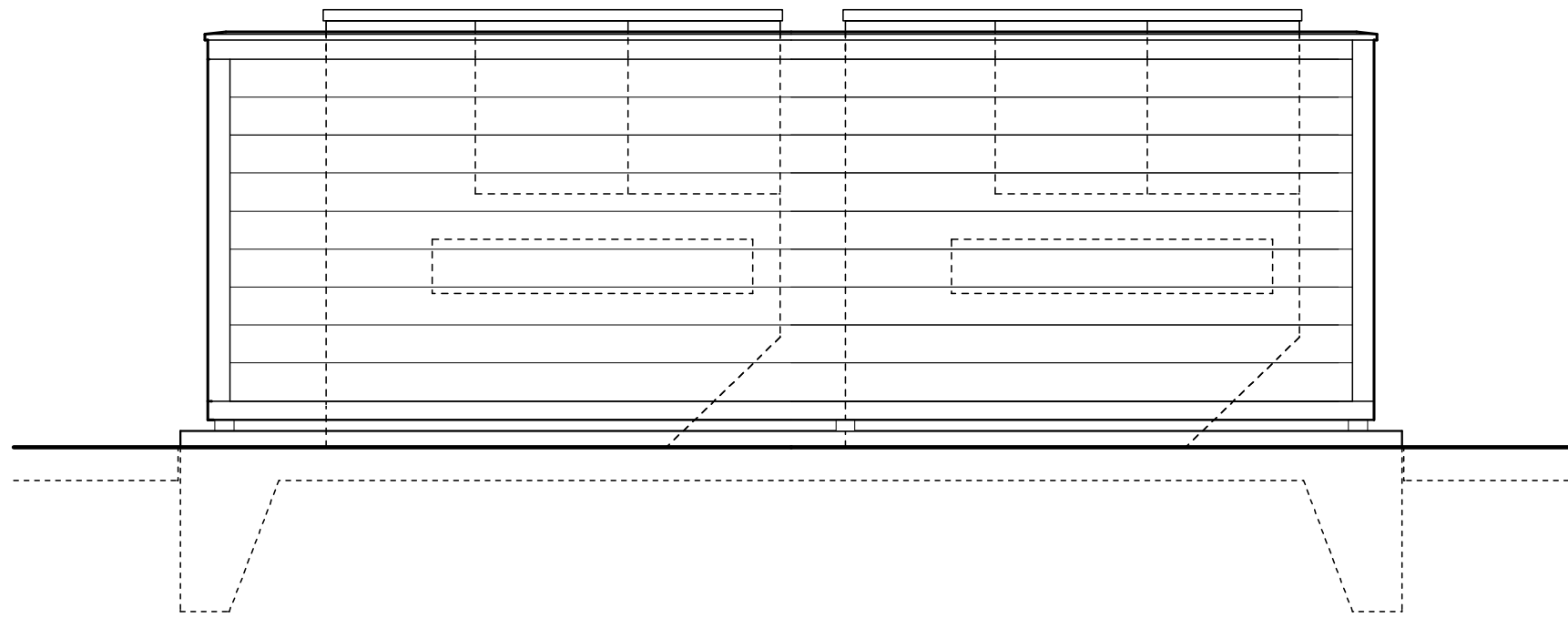
6 Typ. Bollard
(N.T.S.)



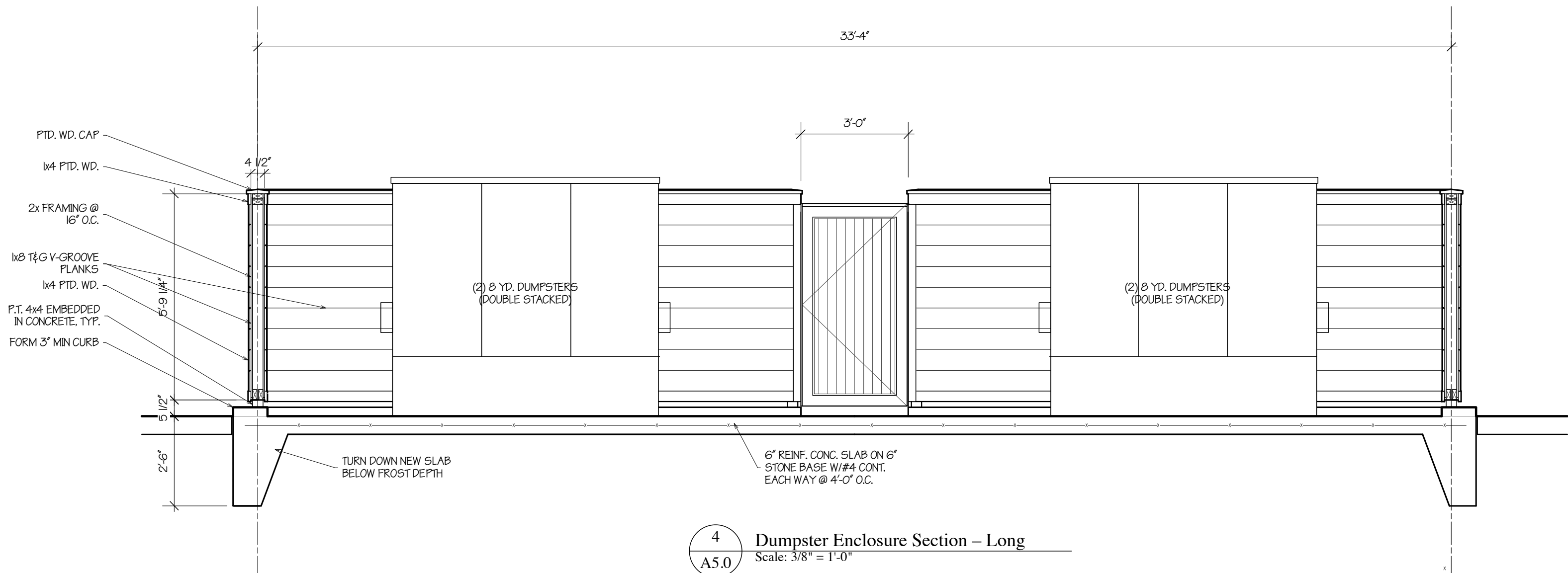
1 Dumpster Corral Plan Detail
Scale: 1/4" = 1'-0"



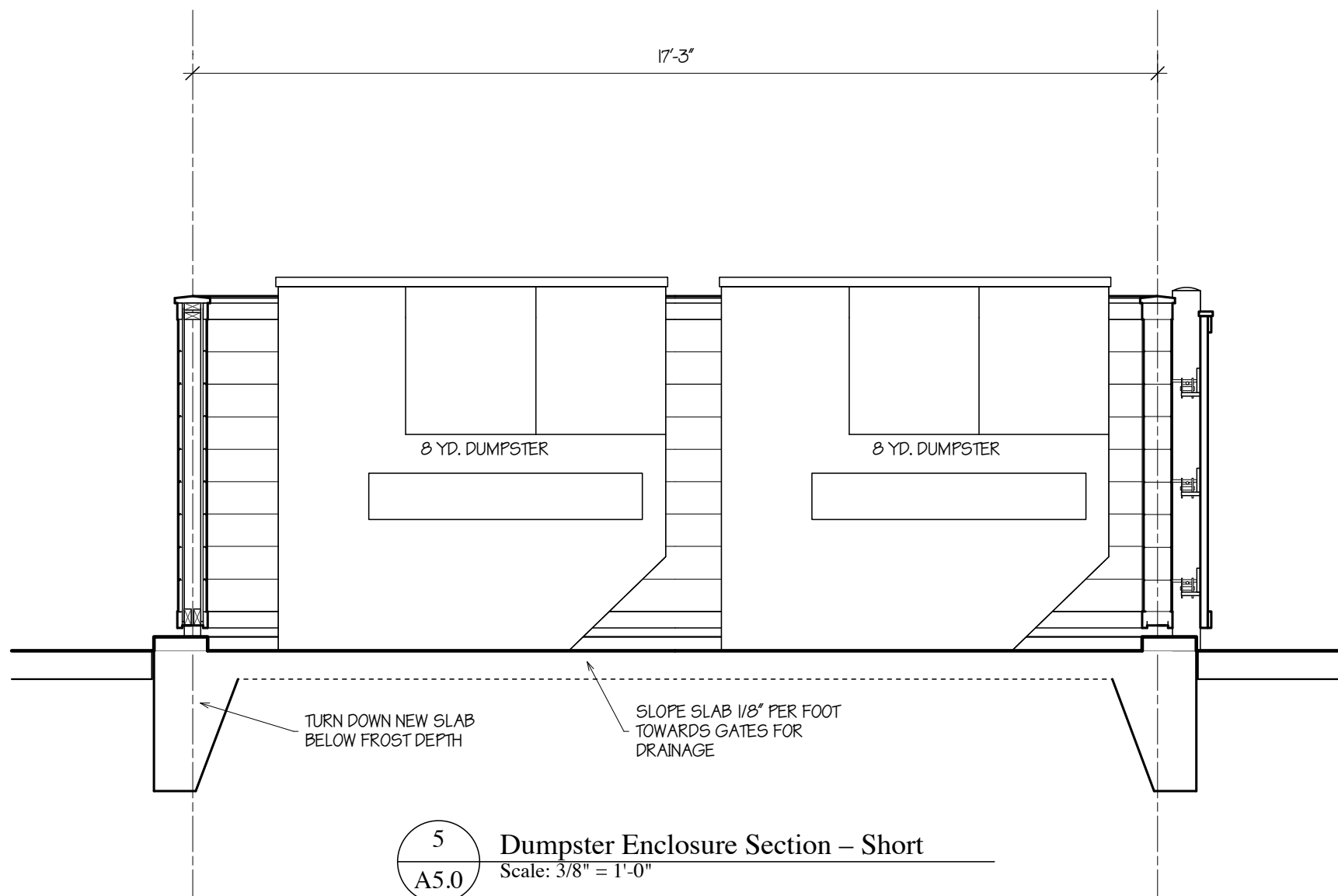
2 Dumpster Enclosure Elevation – Newman Street
Scale: 3/8" = 1'-0"



3 Dumpster Enclosure Elevation – Side
Scale: 3/8" = 1'-0"

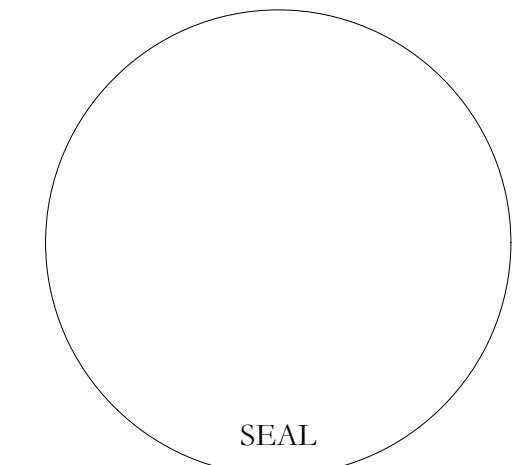


4 Dumpster Enclosure Section – Long
Scale: 3/8" = 1'-0"



5 Dumpster Enclosure Section – Short
Scale: 3/8" = 1'-0"

SUBMITTAL	DATE
HPC SUBMITTAL	4/21/17



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ISSUE DATE	4/21/17
SCALE	1/8"=1'-0"
PROJECT NO.	15-10

Trash Enclosure

TR1.0



VIEW LOOKING NORTH FROM EAST SIDE OF COMPROMISE STREET
(AT NEWMAN STREET INTERSECTION)

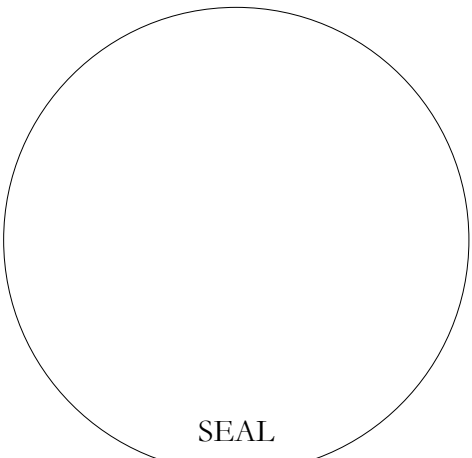


VIEW LOOKING SOUTH FROM WEST SIDE OF COMPROMISE STREET
(AT MAIN STREET INTERSECTION)



VIEW LOOKING SOUTH FROM WEST SIDE OF MAIN STREET
(ACROSS TRAFFIC CIRCLE)

SUBMITTAL	DATE
HPC SUBMITTAL	4/2/17



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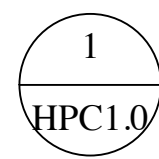
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ISSUE DATE	4/2/17
SCALE	A5 NOTED
PROJECT NO.	15-10

STREET VIEWS

SV1.0



Immediate Neighborhood Study - Site Key



Y



AA



BB



CC



DD



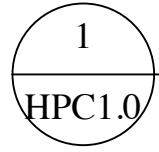
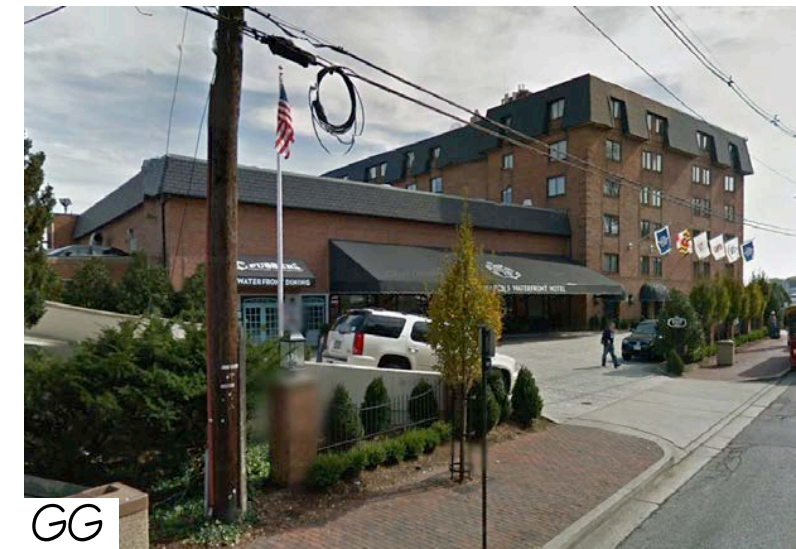
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FF

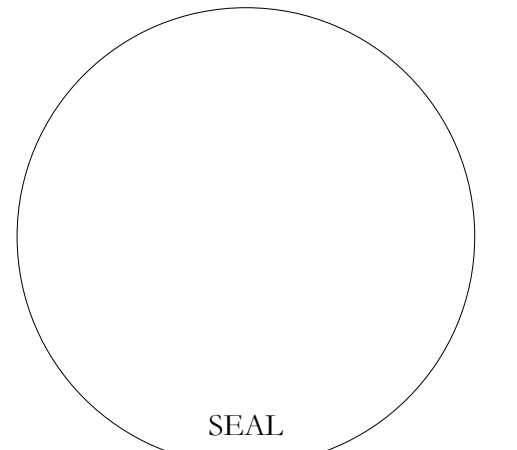


GG



Immediate Neighborhood Study

SUBMITTAL	DATE



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ISSUE DATE	2/9/16
SCALE	NTS
PROJECT NO.	15-14

Immediate Neighborhood
Study

HPC1.0